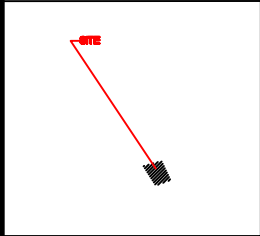
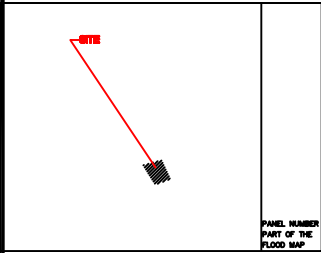


VICINITY MAP



LOCATION MAP



PANEL NUMBER
PART OF THE
FLOOD MAP

FLOOD NOTE

ACCORDING TO FLOOD COMMUNITY PANEL NUMBER
000000000 H DATED 0/0/00, THIS PROPERTY IS
OR IS NOT LOCATED IN AN AREA HAVING SPECIAL
FLOOD HAZARDS.

LEGEND

- IPS IRON PIN SET (1/2" RE. BAR)
RBF RE. BAR FOUND
CTF CRIMP TOP FOUND
OTF OPEN TOP FOUND
JB JUNCTION BOX
R/W RIGHT-OF-WAY
B.L. BUILDING LINE
P. PROPERTY LINE
SWCB SINGLE WING CATCH BASIN
DWCB DOUBLE WING CATCH BASIN
HW HEADWALL
SMWH SEWER MANHOLE
-X- FENCE
L.L.L. LAND LOT LINE
O.L.L. ORIGINAL LOT LINE
D.E. DRAINAGE EASEMENT
A.E. ACCESS EASEMENT
S.S.E. SANITARY SEWER EASEMENT
U.E. UTILITY EASEMENT
C.L. CHAIN LINK
PP POWER POLE
DI DROP INLET
LP LIGHT POLE
E/P EDGE OF PAVEMENT
C. CENTERLINE
FC FRONT OF CURB
BC BACK OF CURB

FINAL PLAT
FOR
PROJECT NAME

GENERAL NOTES

- EXISTING OVERALL PARCELS AREA:
PARCEL 10-100-10-100
PARCEL 20-100-10-100
AREA: 10.00 ACRES
- TOTAL AREA: 10.00 ACRES
ZONING: R-100 (SINGLE FAMILY RESIDENTIAL)
NUMBER OF LOTS: 100 LOTS
DENSITY: 1.00 LOTS/ACRE
REQUIRED GREEN SPACE: 10.00 ACRES
PROPOSED GREEN SPACE: 10.00 ACRES
- R-100 (SINGLE FAMILY RESIDENTIAL DISTRICT) REQUIREMENTS
MINIMUM LOT WIDTH:
ALL LOTS SHALL HAVE AT LEAST _____ (100 FEET OF FRONTAGE
AS MEASURED ALONG THE PUBLIC STREET FRONTAGE, EXCEPT THAT
LOTS FRONTING ON THE CUL-DE-SAC OF A STREET SHALL HAVE
AT LEAST _____ (100 FEET OF FRONTAGE AS MEASURED ALONG
THE PUBLIC STREET AND SHALL HAVE AT LEAST _____ (100 FEET
OF FRONTAGE AS MEASURED AT THE REQUIRED FRONT YARD
BUILDING SETBACK LINE.
SHOW FRONT, SIDE, AND REAR SETBACKS FOR ZONING REQUIREMENT.
- OWNER DEVELOPER INFORMATION
COMPANY NAME
1234 ANYWHERE ST.
CITY, STATE ZIP
CONTACT NAME
PHONE NUMBER
E-MAIL ADDRESS
- UTILITIES: WATER - DEKALB COUNTY
SEWER - GRAVITY - DEKALB COUNTY
GAS - ATLANTA GAS LIGHT CO.
TELEPHONE - AT&T
POWER - GEORGIA POWER
- SIDEWALKS ARE REQUIRED WITHIN THIS SUBDIVISION.
- ELECTRIC SERVICE AND TELEPHONE SERVICES ARE UNDERGROUND.
- STORM PIPE DRAINAGE SYSTEMS AND DETENTION FACILITY MAINTENANCE
SHALL BE HOME OWNERS ASSOCIATION RESPONSIBILITY (DEKALB COUNTY
SHALL RESERVE THE RIGHT, BUT WILL NOT BE OBLIGATED TO MAINTAIN
DETENTION FACILITY.
- STREET LIGHTING IS PROVIDED.
- THE PROPOSED SUBDIVISION IS SUBJECT TO PRIVATE COVENANTS AND
A MANDATORY HOMEOWNERS ASSOCIATION IS ESTABLISHED.
- THE NEAREST RECEIVING WATERS IS _____
- THIS PROPERTY IS (NOT) LOCATED WITHIN A HISTORICAL DISTRICT.
- COMMON AREAS ARE OWNED AND MAINTAINED BY _____
- A 75' TRIBUTARY BUFFER SHALL BE MAINTAINED ON ALL STATE
WATERS THAT ARE NOT APPROVED FOR A BUFFER ENCROACHMENT
VARIANCE BY DEKALB COUNTY OR GA. E.P.D.
- THERE ARE (NOT) ANY KNOWN STATE WATERS AND WETLANDS WITHIN
THIS DEVELOPMENT.
- THE HOMEOWNER ASSOCIATION IS RESPONSIBLE FOR ALL STREET REPAIRS
DUE TO ANY WATER AND/OR SEWER IMPROVEMENTS, UPGRADES, AND REPAIRS.
DEKALB COUNTY IS SOLELY RESPONSIBLE FOR THE WATER MAINS AND SERVICE
LINES UP TO THE METER AND SEWER LINES UP TO THE CLEAN OUT.

DEKALB COUNTY NOTES

- NO WORK IN RIGHT-OF-WAY, INCLUDING PAVED SURFACES, PERMITTED
WITHOUT WRITTEN AUTHORIZATION FROM DEKALB COUNTY PUBLIC
WORKS DEPARTMENT.
- A 10' LANDSCAPE BUFFER EXISTS ON ALL DOUBLE FRONTAGE LOTS.
EXTERNAL LOTS SHALL HAVE THE BUFFER ON THE EXTERNAL STREET
FRONTAGE. INTERNAL LOTS BUFFER SHALL BE ON THE STREET(S)
WHICH IS/ARE NOT THE PRIMARY ACCESS STREET(S) OR THE STREET
TO THE REAR OF THE HOUSE.
- FOR HOMES LOCATED BELOW THE STREET, A SEWER RELIEF VALVE IS
REQUIRED ON CLEAN-OUT OUTSIDE EACH BUILDING AND BELOW THE
LOWEST FLOOR ELEVATION. A BACKFLOW CHECK VALVE IS REQUIRED
BETWEEN CLEAN-OUT AND THE STRUCTURE.
- A FOUNDATION LOCATION CERTIFICATE MUST BE SUBMITTED TO
DEKALB COUNTY PRIOR TO FOOTING INSPECTION FOR THE FOLLOWING
LOTS: ALL EASEMENTS, BUFFERS, AND FLOOD LIMITS ON THESE LOTS
MUST BE CLEARLY IDENTIFIED ON SITE AT THE TIME OF FOOTING
INSPECTION.
- VEHICULAR ACCESS IS PROHIBITED FROM INDIVIDUAL LOTS TO
_____ (LIMITED ACCESS SYMBOL: -/-/-/-)
- A 10 FT. DRAINAGE EASEMENT EXISTS BETWEEN ALL LOTS AND ALONG
THE PERIMETER BOUNDARY LINES OF THE SUBDIVISION EXCEPT WHERE
SHOWN OTHERWISE.
- SUBSEQUENT BUILDERS AND DEVELOPERS OF INDIVIDUAL LOTS SHALL
MAKE PROVISIONS TO ASSURE THAT SURFACE WATER DRAINAGE FROM TO
INDIVIDUAL LOTS ARE CONVEYED TO THE DRAINAGE FACILITIES PROVIDED
BY THE DEVELOPER WITHOUT UNAUTHORIZED DISCHARGE ONTO ADJACENT
LOTS.
- EASEMENTS FOR STORM DRAINS AND SANITARY SEWER LINES SHALL
BE CENTERED ON THE PIPES.
- AN AS-BUILT ELEVATION CERTIFICATE IS REQUIRED PRIOR TO FRAMING
ON THE FOLLOWING LOTS: _____
- WATERS OF THE UNITED STATES, INCLUDING THE LAKES AND
ADJACENT WETLANDS, SHOWN ON THE PLAT ARE UNDER THE
JURISDICTION OF THE ARMY CORPS OF ENGINEERS. LOT OWNERS ARE
SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND
AREAS WITHOUT PROPER AUTHORIZATION.
- INDIVIDUAL RESIDENTIAL BUILDERS, IN A SUBDIVISION WHERE A NOTICE
OF INTENT (NOI) IS REQUIRED TO COMPLY WITH FEDERAL NATIONAL
POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS,
MUST ALSO FILE A NOI AND A NOTICE OF TERMINATION (NOT) WITH
PROTECTION DIVISION (EPA). A STORM WATER POLLUTION PREVENTION
PLAN MUST BE DEVELOPED AND IMPLEMENTED.
- SITE PLAN IS REQUIRED FOR THE FOLLOWING LOTS: _____
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING LONG SIDE
AND SHORT SIDE WATER SERVICE LINES EXTENDED PAST OR OUTSIDE
THE SIDEWALK.
- THE FOLLOWING LOTS CONTAIN FILL DEPTH OF TWO (2) FEET OR
GREATER BETWEEN THE ROAD RIGHT-OF-WAY AND REAR BUILDING
LINE AND HAVE RECEIVED FILL DURING THE DEVELOPMENT STAGE.
THESE LOTS REQUIRE COMPACTION CERTIFICATION SEALED BY
REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER TO BE SUBMITTED
PRIOR TO FINAL PLAT RECORDING LOTS-ENGINEER TO DETERMINE
WHICH LOTS APPLY AND LIST THEM IN THIS NOTE.
- LOTS THAT WILL REQUIRE FILL DEPTH OF TWO (2) FEET OR GREATER
BETWEEN THE ROAD RIGHT-OF-WAY AND REAR BUILDING LINE AT THE
TIME OF FUTURE FILL GRADING WILL REQUIRE A COMPACTION
CERTIFICATION SEALED BY A REGISTERED PROFESSIONAL
GEOTECHNICAL ENGINEER TO BE SUBMITTED AT THE TIME OF BUILDING
PERMIT APPLICATION.
- NO LOTS SHOWN ON THE PLAT RECEIVED FILL DEPTH OF TWO (2)
FEET OR GREATER BETWEEN THE ROAD RIGHT-OF-WAY AND REAR
BUILDING LINE DURING THE DEVELOPMENT STAGE.
(IF APPLICABLE TO THIS PROJECT, SHOW THIS NOTE)
- INERT LANDFILLS OR THE BURYING OF CONSTRUCTION DEBRIS, TREE
STAMPS AND TOPS OR ANY OTHER REFUSE IS PROHIBITED EXCEPT IN
M-2 INDUSTRIAL DISTRICT PER LAND DEVELOPMENT ORDINANCE
CHAPTER 14, ARTICLE 8, SECTION 14-37 (B) (6).
- I CERTIFY THAT THIS PROJECT MEETS THE DEKALB COUNTY STORMWATER
QUALITY REQUIREMENTS PER DEVELOPMENT ORDINANCE SECTION 14-42.

(ENGINEER MUST SIGN ON THIS LINE)

(DATE)



WATER & SEWER AVAILABILITY ACKNOWLEDGMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT ALL LOTS SHOWN ON THE PLAN FOR THE PROJECT KNOWN AS
LYING IN LAND LOT _____, OF THE _____ DISTRICT, DEKALB COUNTY, GEORGIA,
ARE PROVIDED WITH SERVICES FOR CONNECTION TO THE PUBLIC WATER AND SANITARY SEWER SYSTEMS.
THIS THE _____ DAY _____, 20 ____

OWNER (FOR COMPANY XYZ)
ENGINEER / SURVEYOR / CONTRACTOR

SURVEYOR'S AND OWNER'S ACKNOWLEDGMENT

1) SURVEYOR'S ACKNOWLEDGMENT

IN MY OPINION, THIS PLAT, DRAWN BY ME OR UNDER MY SUPERVISION, WAS MADE FROM AN ACTUAL SURVEY, AND IS A CORRECT REPRESENTATION OF THE LAND PLATTED
AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

SURVEYOR SIGNATURE _____

R.L.S.N.



2) OWNER'S ACKNOWLEDGMENT

I, (PRINT OWNER'S NAME HERE PER DEED), THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, ACKNOWLEDGES THAT THIS PLAT WAS
MADE FROM AN ACTUAL SURVEY, AND FOR VALUE RECEIVED THE SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DO HEREBY CONVEY ALL STREETS AND RIGHTS-OF-WAY,
WATER MAINS AND SEWER LINES SHOWN HEREON IN FEE SIMPLE TO DEKALB COUNTY, AND FURTHER INDICATE TO THE USE OF THE PUBLIC FOREVER ALL ALLEYS, PARKS,
WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED. IN CONSIDERATION OF THE
APPROVAL OF THIS DEVELOPMENT PLAN AND OTHER VALUABLE CONSIDERATIONS, THE OWNER FURTHER RELEASES AND HOLDS HARMLESS DEKALB COUNTY FROM ANY AND ALL
CLAIMS, DAMAGES OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE PROPERTY SHOWN HEREON, ON ACCOUNT OF THE ROADS,
FILLS, EMBANKMENTS, DITCHES, CROSS-DRAINS, CULVERTS, WATER MAINS, SEWER LINES, AND BRIDGES WITHIN THE PROPOSED RIGHTS-OF-WAY AND EASEMENTS SHOWN, AND
ON ACCOUNT OF BACKWATER, THE COLLECTION AND DISCHARGE OF SURFACE WATER, OR THE CHANGING OF COURSES OF STREAMS.

AND FURTHER THE OWNER WARRANTS THAT HE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT DEKALB COUNTY SHALL NOT BE LIABLE TO
HINDER, HINDER HEIRS, SUCCESSORS OR ASSIGNS FOR ANY CLAIMS OR DAMAGES RESULTING FROM THE CONSTRUCTION OR MAINTENANCE OF CROSS-DRAIN EXTENSIONS,
DRAINS, STRUCTURES, STREETS, CULVERTS, CURBS OR SIDEWALKS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS,
SURFACE WATERS AND ANY OTHER MATTER WHATSOEVER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO SELL AND CONVEY THE LAND ACCORDING TO THIS PLAT AND DO
HEREBY BIND MYSELF AND OWNERS SUBSEQUENT IN TITLE TO DEFEND BY VIRTUE OF THESE PRESENT.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND THIS _____ DAY OF _____, 20 ____

WITNESS _____ (PRINT OWNER'S NAME HERE PER DEED)
OWNER _____ (CORPORATE SEAL)

BY: _____ (SIGN ON THIS LINE)
NOTARY PUBLIC _____ (PRINT NAME AND TITLE UNDER SIGNATURE)

ATTEST: _____ (SIGN ON THIS LINE)
_____ (CORPORATE SECRETARY)
(PRINT NAME OF CORP. SEC. UNDER SIGNATURE)

DEKALB COUNTY OFFICIAL SIGNATURES

I CERTIFY THAT THE DEVELOPER HAS COMPLIED WITH THE POTABLE WATER REQUIREMENTS AND THE SANITARY SEWER REQUIREMENTS OF THE COUNTY.
THIS _____ DAY OF _____, 20 ____

DIRECTOR DEPARTMENT OF WATERSHED MANAGEMENT

I CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY ALL AFFECTED DEPARTMENTS AND COMPLIES WITH ALL ZONING, ENVIRONMENTAL AND SUBDIVISION
REQUIREMENTS.

THIS _____ DAY OF _____, 20 ____

DIRECTOR OF PUBLIC WORKS

THIS IS TO CERTIFY THAT THIS FINAL PLAT COMPLIES WITH ALL COUNTY ZONING, ENVIRONMENTAL, AND SUBDIVISION ORDINANCES AND REGULATIONS AND ALL
APPLICABLE STATE AND FEDERAL LAWS.

DATED THIS _____ DAY OF _____, 20 ____

DIRECTOR, DEVELOPMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS FINAL PLAT COMPLIES WITH ALL COUNTY ZONING, ENVIRONMENTAL, AND SUBDIVISION ORDINANCES AND REGULATIONS AND ALL
APPLICABLE STATE AND FEDERAL LAWS.

DATED THIS _____ DAY OF _____, 20 ____

DIRECTOR, PLANNING DEPARTMENT

THIS PLAT HAS BEEN SUBMITTED TO AND ACCEPTED BY THE CHIEF EXECUTIVE OFFICER OF DEKALB COUNTY, GEORGIA, AND HAS BEEN APPROVED AS REQUIRED BY
STATE LAW AND COUNTY CODES AS MEETING ALL CONDITIONS PRECEDENT TO RECORDING IN THE SUPERIOR COURT OF THIS CIRCUIT.

DATED THIS _____ DAY OF _____, 20 ____

BY: DIRECTOR: VERNON JONES
CHIEF EXECUTIVE OFFICER
DEKALB COUNTY, GEORGIA

| TABLE OF CONTENTS | |
|-------------------|--------------------------|
| SHEET | DESCRIPTION |
| 1 | INDEX AND APPROVAL SHEET |

AP# XXXXXX

Design Architect/Engineer/Supervisor
COMPANY LOGO
1234 Anywhere St.
Anywhere, GA 12345
Office Phone: xxx-xxx-xxxx
Fax Phone: xxx-xxx-xxxx
email@company.com

| REVISIONS | |
|-----------|-------------|
| DATE | DESCRIPTION |
| | |
| | |
| | |
| | |
| | |
| | |

General Notes
Land Lot XXX - XXth District
DeKalb County, GEORGIA

| PROJECT # |
|-----------|
| |
| DATE |
| |
| DESIGN BY |
| |

X